



CITY OF KIRKLAND

Department of Public Works

123 Fifth Avenue, Kirkland, WA 98033 425.587.3800

www.kirklandwa.gov

MEMORANDUM

To: Desiree Goble, Planner

From: Thang Nguyen, Transportation Engineer

Date: January 26, 2016

Subject: Bridle Trail Single-Family Subdivision Development Traffic Concurrency Test Notice, Tran16-00165.

The purpose of this memo is to inform you that the applicant has reapply for traffic concurrency testing and the project have passed traffic concurrency.

PROJECT DESCRIPTION

The applicant proposed to construct 35 single-family homes to replace five existing single-family homes located off 116th Avenue NE at approximately the 4200 block. The proposed project is anticipated to be completely built and occupied by 2017. The project is forecasted to generate 35 net new PM peak hour trips.

The proposed project passed traffic concurrency. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC (Kirkland Municipal Code), this Concurrency Test Notice will expire in one year (January 26, 2017) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

Since a complete SEPA checklist and a traffic impact analysis report have been submitted, the concurrency test notice will not have a 90-day expiration period. This concurrency test notice shall expire and a new concurrency test application is required unless:

1. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
2. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

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APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Matt Palmer, Gibson Traffic Consultants, Inc.
Rob Jammerman, Development Engineer Manager
John Burkhalter, Senior Development Engineer